

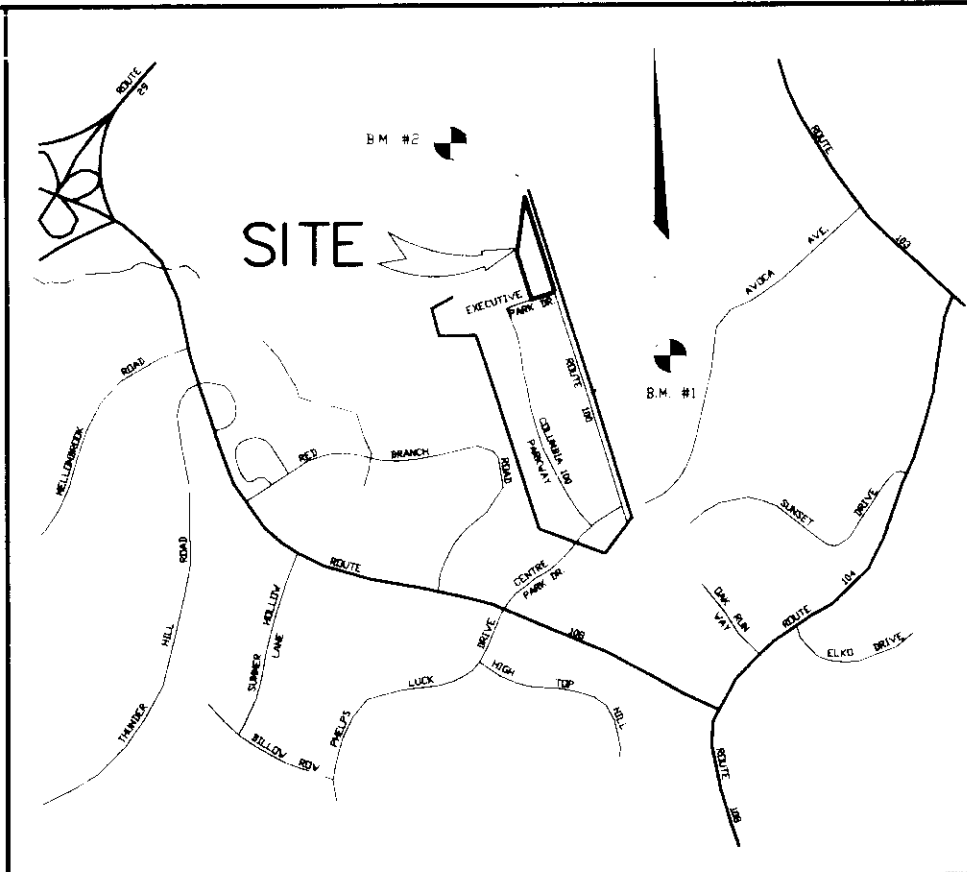
SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
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3	SITE DEVELOPMENT PLAN
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# COLUMBIA 100 OFFICE RESEARCH PARK

## PARCEL V

### 2nd ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND



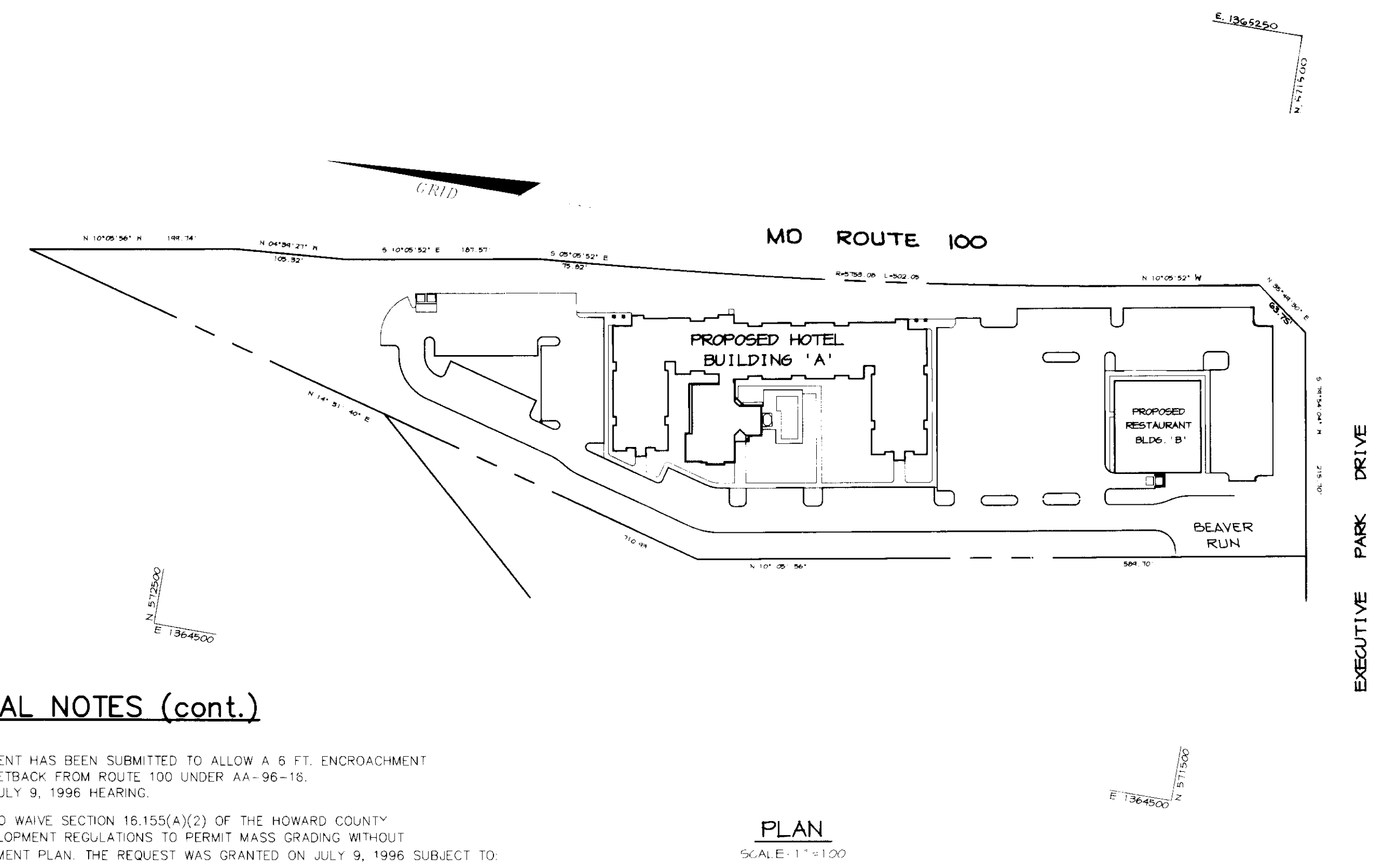
VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- A PORTION OF THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO (2) FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE & ASSOC., INC. DATED JUNE, 1994. THE REMAINDER IS THE PROPOSED GRADING UNDER GP-97-01.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30FB AND 30FC WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3560-D.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: 108 PUMPING STATION. CONTRACT NO. 24-3560-D.
- THE STORMWATER MANAGEMENT FACILITY PROPOSED FOR THIS SITE IS EXISTING UNDER F-87-B2. THE FACILITY IS AN RETENTION POND AND IS PRIVATELY MAINTAINED.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES DATED JULY 1996.
- THE BOUNDARY SURVEY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT NO. 11860.
- SUBJECT PROPERTY ZONED POR PER '0-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S ZB 930M, ZB 949M, F-93-111, SDP-94-71, GP-97-01, BA-94-53V, F-96-19, AA-96-16, & WP-96-135.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4, VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME V, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T183.
- NOTES ON BA 94-53V:
  - TO REDUCE THE REQUIRED 50 FT. SETBACK FROM THE NORTHERN LOT LINE OF PARCEL W TO DISTANCES RANGING FROM 28.98 FT. TO 49.01 FT. TO ACCOMMODATE THE DECKS ON TOWNHOUSES DESIGNATED AS UNITS 1-21, 76-85 AND 88-90.
  - TO REDUCE THE REQUIRED SETBACK FROM THE POR DISTRICT TO DISTANCES RANGING FROM 15.3 FT. TO 37.37 FT. FOR THE DECKS ON UNITS 91, 92, 112 - 114.
  - TO REDUCE THE REQUIRED SETBACK FROM A COLLECTOR STREET RIGHT OF WAY TO VARIOUS DISTANCES RANGING FROM 30.75 FT. TO 32.69 FT. FOR DECKS ON UNITS 106 AND 110.
  - TO REDUCE THE 50 FT. REAR STRUCTURAL SETBACK FROM A COLLECTOR STREET RIGHT OF WAY TO 42.75 FT. FOR UNIT 110.
  - TO REDUCE THE 50 FT. SETBACK FROM A POR DISTRICT TO 20 FT. FOR BOTH UNITS 110 AND 111 AND ATTACHED REAR DECKS.
  - TO REDUCE THE 50 FT. SETBACK FROM A POR DISTRICT TO A MINIMUM DISTANCE OF 15.32 FT. TO ACCOMMODATE UNITS 112 - 114.
  - TO REDUCE THE REQUIRED 50 FT. SETBACK FROM A POR DISTRICT TO 12.73 FT. TO ACCOMMODATE A VEHICULAR TURNAROUND AREA.THE APPROVAL WAS BASED ON THE FOLLOWING THREE CONDITIONS:
  - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
  - THE PETITIONER SHALL COMPLY WITH TESTIMONY PRESENTED AND RECORD A PERMANENT EASEMENT ALONG THOSE PORTIONS OF THE POR PROPERTY TO THE EAST ADJACENT TO UNITS 110, 111, 112, 113, AND 114, IN ACCORDANCE WITH PETITIONER'S EXHIBITS NUMBERS 11 AND 12.
  - THE PETITIONER SHALL INSTALL AND MAINTAIN A TYPE 'C' LANDSCAPED BUFFER ALONG THE EASTERN AND NORTHERN LOT LINES, IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL.

### GENERAL NOTES (cont.)

- AN ADMINISTRATIVE ADJUSTMENT HAS BEEN SUBMITTED TO ALLOW A 6 FT. ENCROACHMENT FOR PARKING INTO 30 FT. SETBACK FROM ROUTE 100 UNDER AA-96-16. IT WAS APPROVED AT THE JULY 9, 1996 HEARING.
- WP-96-135 IS A REQUEST TO WAIVE SECTION 16.155(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT MASS GRADING WITHOUT AN APPROVED SITE DEVELOPMENT PLAN. THE REQUEST WAS GRANTED ON JULY 9, 1996 SUBJECT TO:
  - OBTAINING SIGNATURE APPROVAL FROM THE HOWARD SOIL CONSERVATION DISTRICT ON THE GRADING EXHIBIT PRIOR TO APPLYING FOR A GRADING PERMIT APPLICATION.
  - GRADING CANNOT OCCUR IN WETLANDS OR WETLANDS BUFFERS, STREAM BUFFERS, STEEP SLOPES, OR FOREST AREAS.
  - GRADING CANNOT OCCUR IN OR OVER THE SEWER EASEMENT WITHOUT WRITTEN APPROVAL FROM THE BUREAU OF UTILITIES AND RED-LINE APPROVAL TO THE SEWER DRAWINGS. CONTRACT 24-3333-D.
- A REQUEST TO WAIVE DESIGN MANUAL VOLUME I, SECTION 4.1.1.D.2 AND 4.1.1.D.8 (REQUIRING 15" MINIMUM PIPE SIZES AND RCP MATERIAL) WAS GRANTED ON AUGUST 1, 1996 BASED ON THE FOLLOWING:
  - THE STORM DRAIN SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED AND THE DETAILS AND CONSTRUCTION SPECIFICATIONS FOR ADS N-12 PLASTIC PIPE AND APPURTENANCES SHALL BE INCLUDED ON THE DESIGN PLANS.
  - THE APPROVAL OF THIS WAIVER IS IN THE BEST INTEREST OF HOWARD COUNTY.
- BA 95-65V IS A BOARD OF APPEALS DECISION TO REDUCE THE REQUIRED FIFTY-FOOT SETBACK FROM A RESIDENTIAL ZONED PROPERTY TO TWENTY-FIVE FEET FOR THE COLUMBIA 100 OFFICE RESEARCH PARK, PARCEL V. THE PETITION WAS GRANTED SUBJECT TO THE FOLLOWING:
  - THE PETITIONER SHALL CONSTRUCT AND MAINTAIN A TYPE 'C' LANDSCAPE BUFFER OR SUCH OTHER BUFFER AS REQUIRED BY DPZ ALONG THE COMMON LOT LINE WITH THE ADJACENT LOT W FOR THE LENGTH OF THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE 50-FOOT SETBACK AREA.
  - THE VARIANCE SHALL APPLY ONLY TO THE PROPOSED DRIVEWAY LOCATED 25 FEET FROM THE WESTERN AND SOUTHERN LOT LINES AS DEPICTED IN THE PROPOSED DEVELOPMENT SCHEMATICS, AND TO NO OTHER STRUCTURES OR USES.
  - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.



PLAN  
SCALE: 1" = 100'

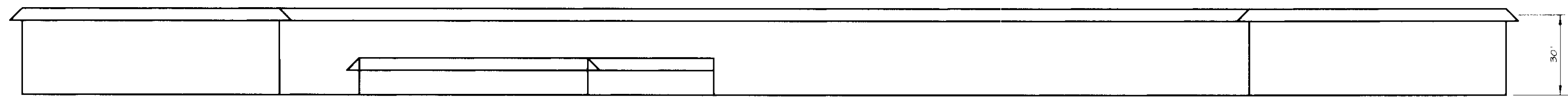
### BENCHMARKS

B.M.#1	
B.M. 30FB	ELEV 500.632'
N 570.134.2B	E 1,365,194.13
B.M.#2	
B.M. 30FC	ELEV 386.921'
N 572,916.53	E 1,364,670.17

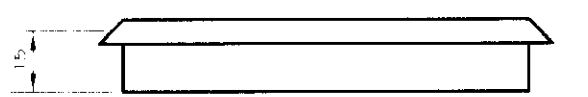
### ADDRESS CHART

BUILDING	STREET ADDRESS
A	4950 BEAVER RUN
B	4900 BEAVER RUN

SUBDIVISION NAME -		B		4600 BEAVER RUN	
COLUMBIA 100 OFFICE RESEARCH PARK				SECT./AREA -	PARCEL -
				5/1 - 1/2	V
PLAT # -	BLOCK # -	ZONING -	TAX MAP NO. -	ELECT. DIST. -	SENSUS TRACT -
11860	1B	POR	30	2nd	6023.02
WATER CODE -			SEWER CODE -		
602			5651400		



HOTEL BUILDING ELEVATION  
NO SCALE



RESTAURANT BUILDING ELEVATION  
NO SCALE

### SITE ANALYSIS

AREA OF PARCEL	5.78 ACRES
PRESENT ZONING	POR
PROPOSED USE	HOTEL AND SITDOWN RESTAURANT
BUILDING COVERAGE:	
BUILDING A (HOTEL)	26,758 SF
BUILDING B (RESTAURANT)	74315 SF
TOTAL	341895 SF (13.6% OF SITE)
# OF PARKING SPACES REQ'D:	
HOTEL @ 1 PER GUEST ROOM (MAX. 108 GUEST ROOMS)	108 SPACES
RESTAURANT @ 14 PER 1000 SF	105 SPACES
TOTAL PARKING REQUIRED FOR SITE	213 SPACES
# OF PARKING SPACES PROVIDED:	
HOTEL	120 SPACES (INCL. 4 HC)
RESTAURANT	105 SPACES (INCL. 5 HC)
TOTAL PROVIDED	225 SPACES
PAVED AREA	84,139 SF (33.4% OF SITE)

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER: [Signature] DATE: 11/15/96

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: [Signature] DATE: 10/10/96

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 10/13/96

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: [Signature] DATE: 10/15/96

DATE	NO.	REVISION
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OWNER / DEVELOPER  
M.J.F. ASSOCIATES LIMITED PARTNERSHIP  
c/o MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
(410) 730-0491

PROJECT  
COLUMBIA 100 OFFICE RESEARCH PARK  
PARCEL V  
A HOTEL AND SITDOWN RESTAURANT

AREA  
COLUMBIA 100 OFFICE RESEARCH PARK  
SECTION 1 AREA 2 PARCEL V  
TAX MAP NO. 30 ZONED POR  
2nd ELECTION DISTRICT HOWARD COUNTY MD

TITLE  
TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

DATE: 9/22/96

DESIGNED BY : CJR

DRAWN BY : RFP

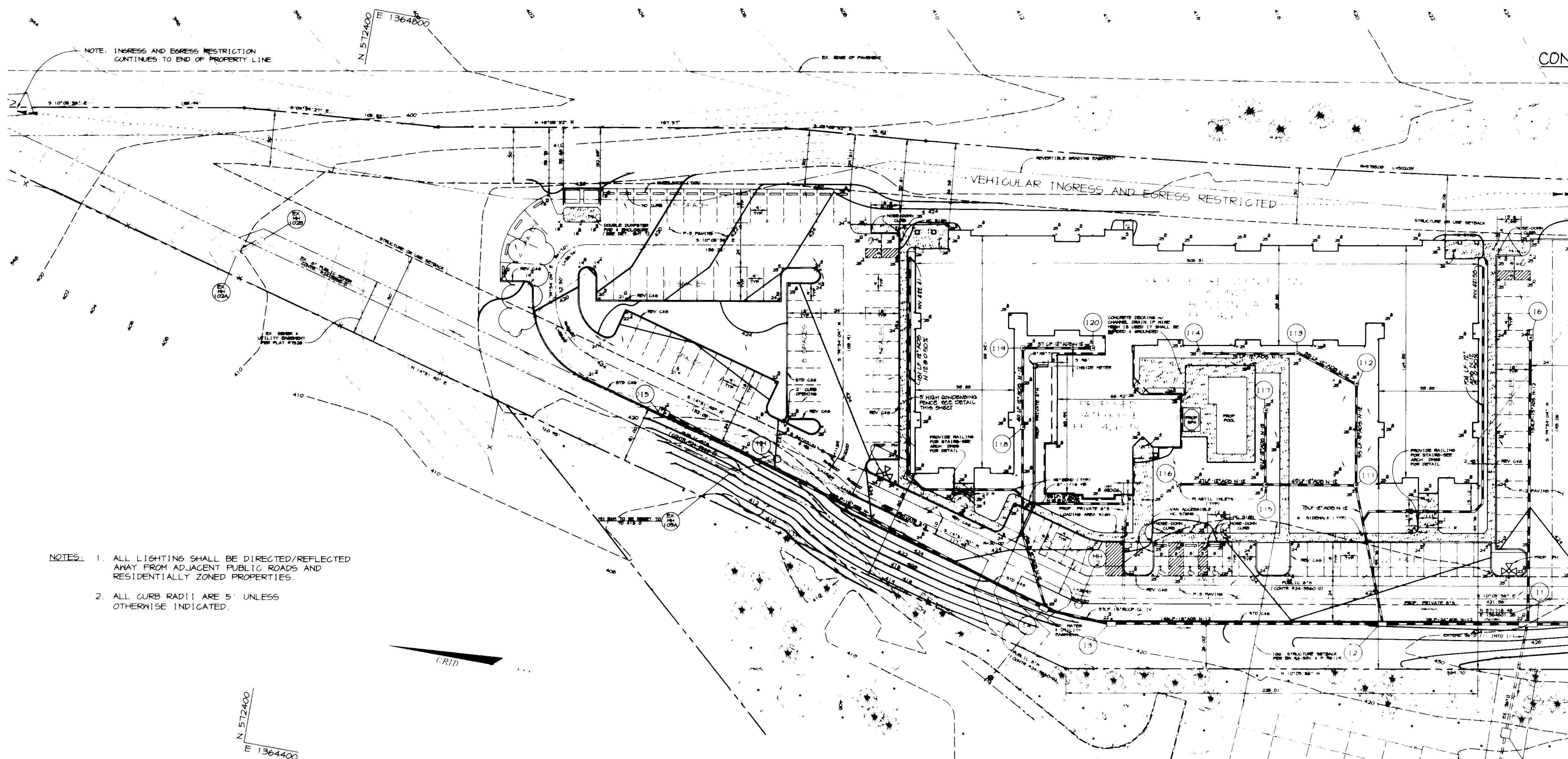
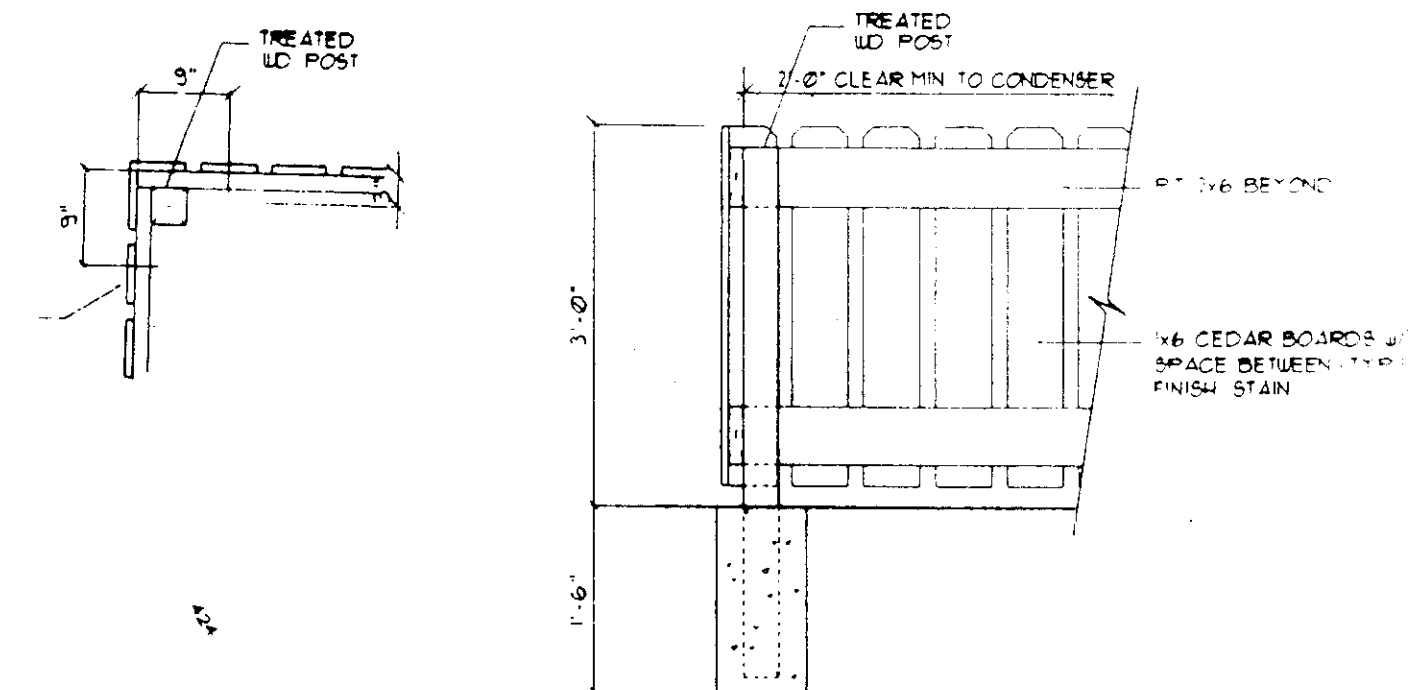
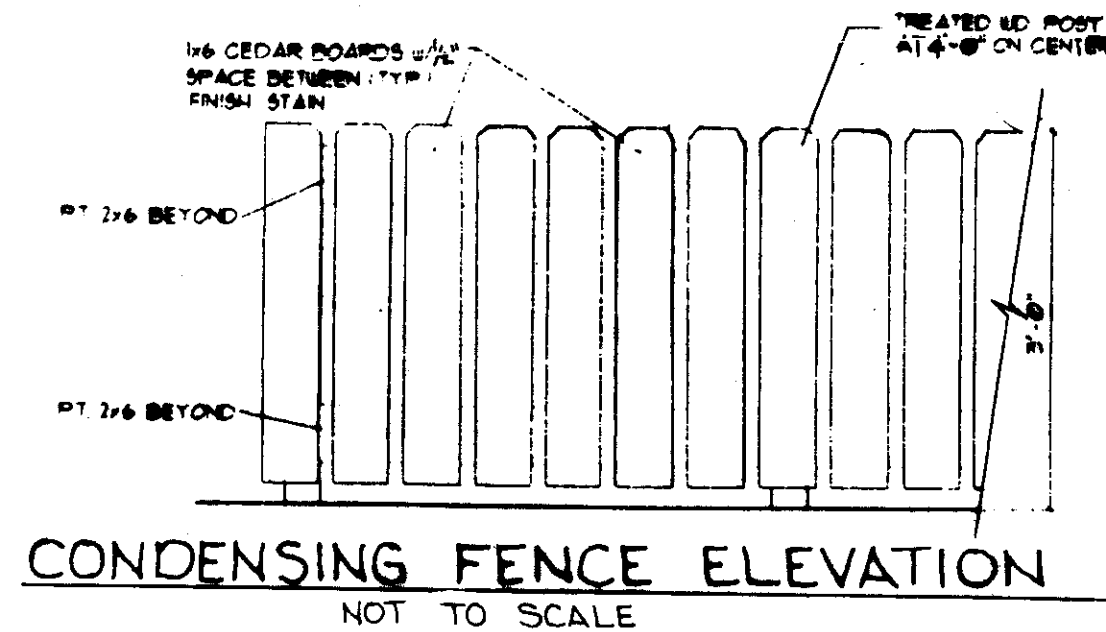
PROJECT NO : HOCO/96H1100  
SDP1.DWG

DATE : SEPTEMBER 26, 1996

SCALE : AS SHOWN

DRAWING NO. OF 9

JAYKANT D. PAREKH #19148



- NOTES:
1. ALL LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES.
  2. ALL CURB RADIi ARE 5' UNLESS OTHERWISE INDICATED.

STRUCTURE	TOP ELEVATION*	TYPE	HO. CO. STD. DETAIL	IN. INVERT	OUT. INVERT	LID SLOPE	LOCATION
SMH-1	422.04	4' MH	6-5 12	415.39	415.29	3.51%	N 512143 63 E 1364601 18 • CENTER OF STRUCTURE
SMH-2	422.55	4' MH	6-5 12	416.40	416.30	4.69%	N 511968 86 E 1364553 19 • CENTER OF STRUCTURE
SMH-3	428.24	4' MH	6-5 12	418.46	418.29	6.06%	N 511596 12 E 1364618 61 • CENTER OF STRUCTURE
SMH-4	428.33	4' MH	6-5 12	418.81	418.21	2.17%	N 511608 23 E 1364607 61 • CENTER OF STRUCTURE
MH-1	429.30	4' MH	6-5 12	423.75	423.65	5.00%	N 511495 60 E 1364808 10 • CENTER OF STRUCTURE
I-1	422.60	A-10	SD-4.02	413.39	413.39	0.00%	N 511727 83 E 1364587 43 • CENTER OF CURB OPENING
I-2	423.83	A-5	SD-4.01	415.28	414.78	1.56%	N 511805 41 E 1364573 61 • CENTER OF CURB OPENING
I-3	423.10	A-5	SD-4.01	416.27	416.02	0.00%	N 511948 77 E 1364547 89 • CENTER OF CURB OPENING
I-4	423.60	A-5	SD-4.01	416.55	415.45	1.82%	N 511986 60 E 1364544 43 • CENTER OF CURB OPENING
I-5	420.70	DOUBLE S	SD-4.34	417.10	417.10	0.00%	N 512208 16 E 1364614 45 • CENTER OF STRUCTURE
I-6	424.60	DOUBLE S	SD-4.23	421.32	421.32	0.00%	N 511753 73 E 1364738 86 • CENTER OF STRUCTURE
I-7	429.70	A-5	SD-4.01	422.24	422.14	5.88%	N 511571 55 E 1364614 19 • CENTER OF CURB OPENING
I-8	427.80	YARD INLET	SD-4.14	422.91	422.81	0.00%	N 511484 17 E 1364681 15 • CENTER OF STRUCTURE
I-9	427.40	DOUBLE S	SD-4.33	423.29	423.19	0.00%	N 511483 11 E 1364737 63 • CENTER OF STRUCTURE
I-10	425.40	DOUBLE S	SD-4.33	424.08	424.08	0.00%	N 511554 51 E 1364746 82 • CENTER OF STRUCTURE
I-11	425.40	* CATCH BASIN	NDS #900	420.69	420.69	0.00%	N 511832 22 E 1364642 56 • CENTER OF STRUCTURE
I-12	425.40	* CATCH BASIN	NDS #900	421.44	421.34	0.00%	N 511841 71 E 1364696 80 • CENTER OF STRUCTURE
I-13	425.40	* CATCH BASIN	NDS #900	421.89	421.79	0.00%	N 511875 49 E 1364706 64 • CENTER OF STRUCTURE
I-14	425.40	* CATCH BASIN	NDS #900	422.40	422.40	0.00%	N 511926 65 E 1364691 70 • CENTER OF STRUCTURE
I-15	425.40	* CATCH BASIN	NDS #900	421.83	421.83	0.00%	N 511880 56 E 1364634 27 • CENTER OF STRUCTURE
I-16	425.40	* CATCH BASIN	NDS #900	422.40	422.40	0.00%	N 511926 67 E 1364626 20 • CENTER OF STRUCTURE
I-17	425.40	* CATCH BASIN	NDS #900	422.40	422.40	0.00%	N 511881 46 E 1364673 84 • CENTER OF STRUCTURE
I-18	425.40	* CATCH BASIN	NDS #900	422.42	422.32	0.00%	N 512015 53 E 1364641 70 • CENTER OF STRUCTURE
I-19	425.40	* CATCH BASIN	NDS #900	422.72	422.62	0.00%	N 512022 45 E 1364683 36 • CENTER OF STRUCTURE
I-20	425.40	* CATCH BASIN	NDS #900	422.40	422.40	0.00%	N 511985 61 E 1364684 45 • CENTER OF STRUCTURE

\* TOP OF CURB, TOP OF GRATE, OR RIM ELEVATION

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR *David S. Taylor* 10/15/96 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION *John Dammann* 10/15/96 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH *Richard Blower* 10/15/96 DATE

DATE NO. REVISION

OWNER / DEVELOPER  
M.J.F. ASSOCIATES LIMITED PARTNERSHIP  
c/o MDG COMPANY INC.  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
(410) 130-9041

PROJECT  
COLUMBIA 100 OFFICE RESEARCH PARK  
PARCEL V  
A HOTEL AND SITDOWN RESTAURANT

AREA  
SECTION 1 AREA 2 PARCEL V  
TAX MAP NO. 30 ZONED FOR  
2nd ELECTION DISTRICT HOWARD COUNTY, MD

TITLE  
SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX : 410-997-9282

9-26-96 DATE

DESIGNED BY : \_\_\_\_\_

DRAWN BY : \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

DATE OF PREPARATION : \_\_\_\_\_

SCALE : \_\_\_\_\_

JAYKANT D. PAREKH #19148 DRAWING NO. 2 OF 2







## SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (313-1055).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND MARKING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONG CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:  
TOTAL AREA OF SITE: 5.76 ACRES  
AREA DISTURBED: 4.12 ACRES  
AREA TO BE ROOFED OR PAVED: 2.12 ACRES  
AREA TO BE VEGETATIVELY STABILIZED: 2.00 ACRES  
TOTAL CUT: 15,000 CU. YARDS  
TOTAL FILL: 15,000 CU. YARDS
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- BORROW SITE TO BE PRE-APPROVED BY THE SEDIMENT CONTROL INSPECTOR, OR IN CASE OF EXCESS MATERIAL, AN APPROVED SEDIMENT CONTROL PLAN WILL BE NEEDED TO DEPOSIT EXCESS OFF-SITE.

## TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

**Seeded Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. If not previously loosened.

**Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.).

**Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (0.07 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

## PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Seeded Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. If not previously loosened.

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:

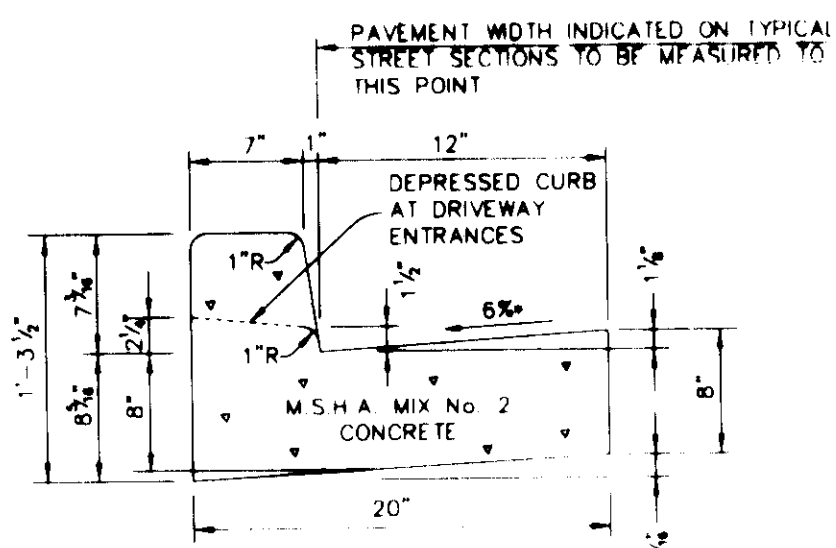
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

**Seeding:** For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of creeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- Use sod.
- Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseeding.

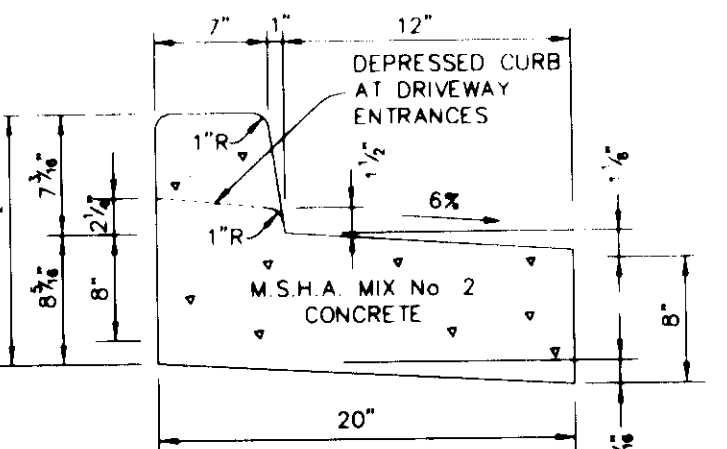


HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING V-301)

\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

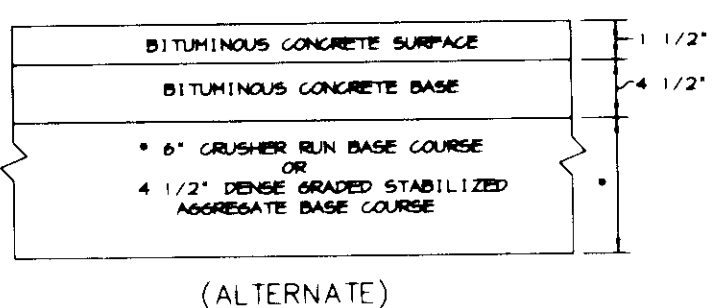
## STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE

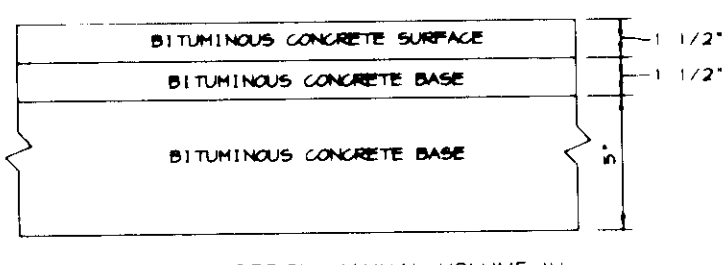


## REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE



(ALTERNATE)

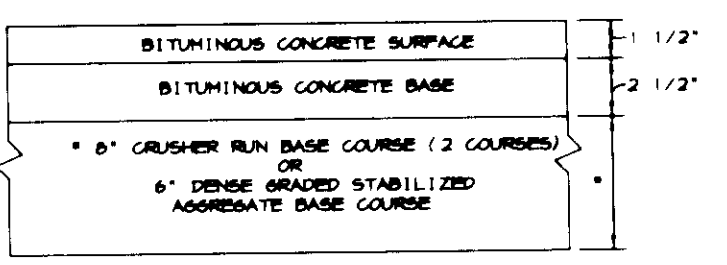


(ALTERNATE)

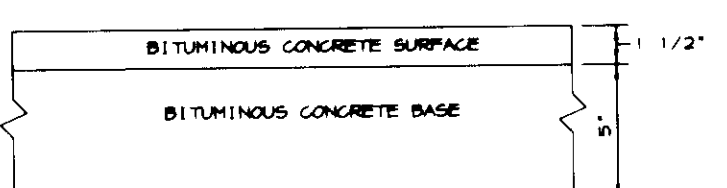
HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

## P-3 PAVING

NO SCALE



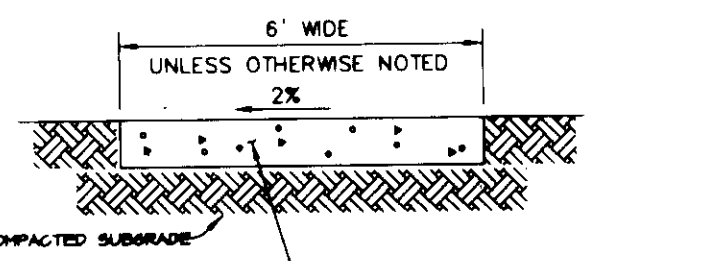
(ALTERNATE)



HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

## P-2 PAVING

NO SCALE

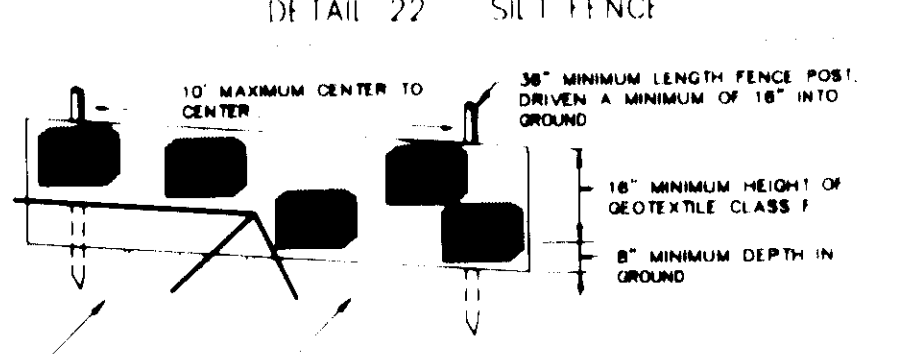


(ALTERNATE)

HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

## SIDEWALK DETAIL

NO SCALE



DETAIL 22 SILT FENCE

10" MINIMUM CENTER TO CENTER  
12" MINIMUM LENGTH FENCE POST  
10" MINIMUM HEIGHT OF GEOTEXTILE CLASS F  
16" MINIMUM DEPTH IN GROUND

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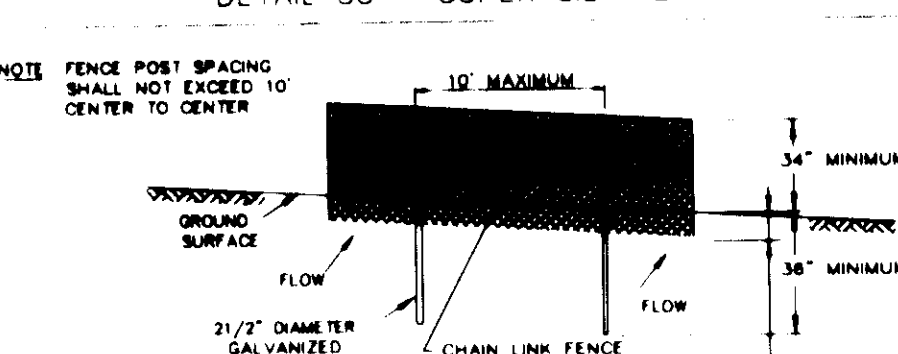
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DETAIL 33 SUPER SILT FENCE

10" MINIMUM CENTER TO CENTER  
12" MINIMUM LENGTH FENCE POST  
10" MINIMUM HEIGHT OF GEOTEXTILE CLASS F  
16" MINIMUM DEPTH IN GROUND

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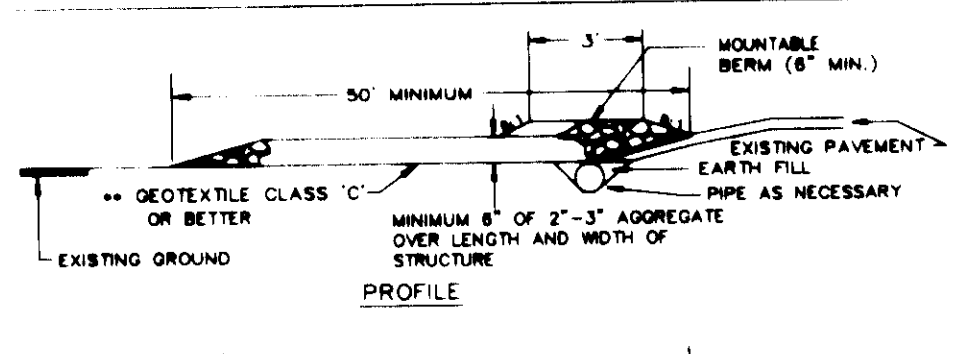
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DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

10" MINIMUM CENTER TO CENTER  
12" MINIMUM LENGTH FENCE POST  
10" MINIMUM HEIGHT OF GEOTEXTILE CLASS F  
16" MINIMUM DEPTH IN GROUND

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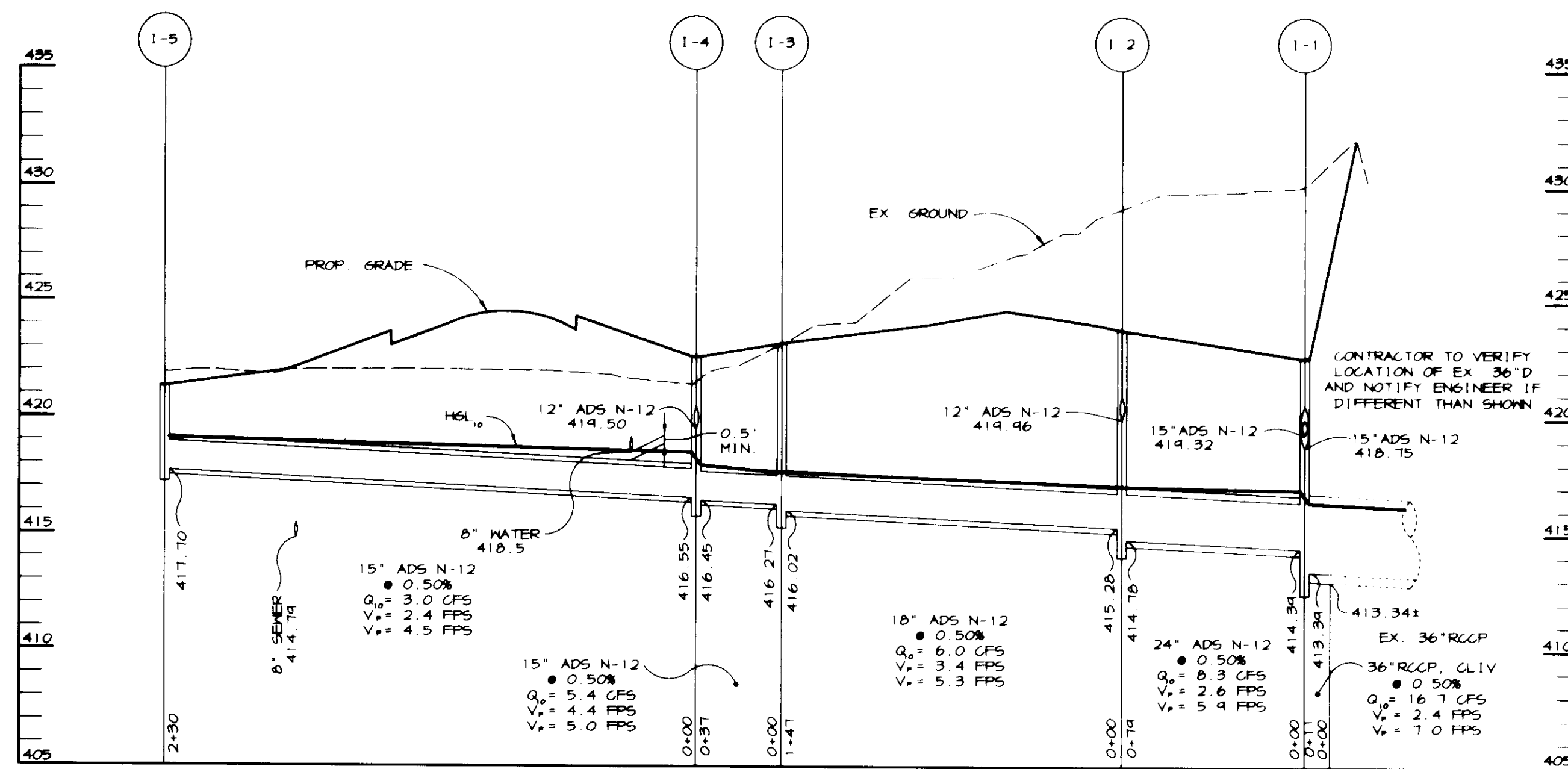
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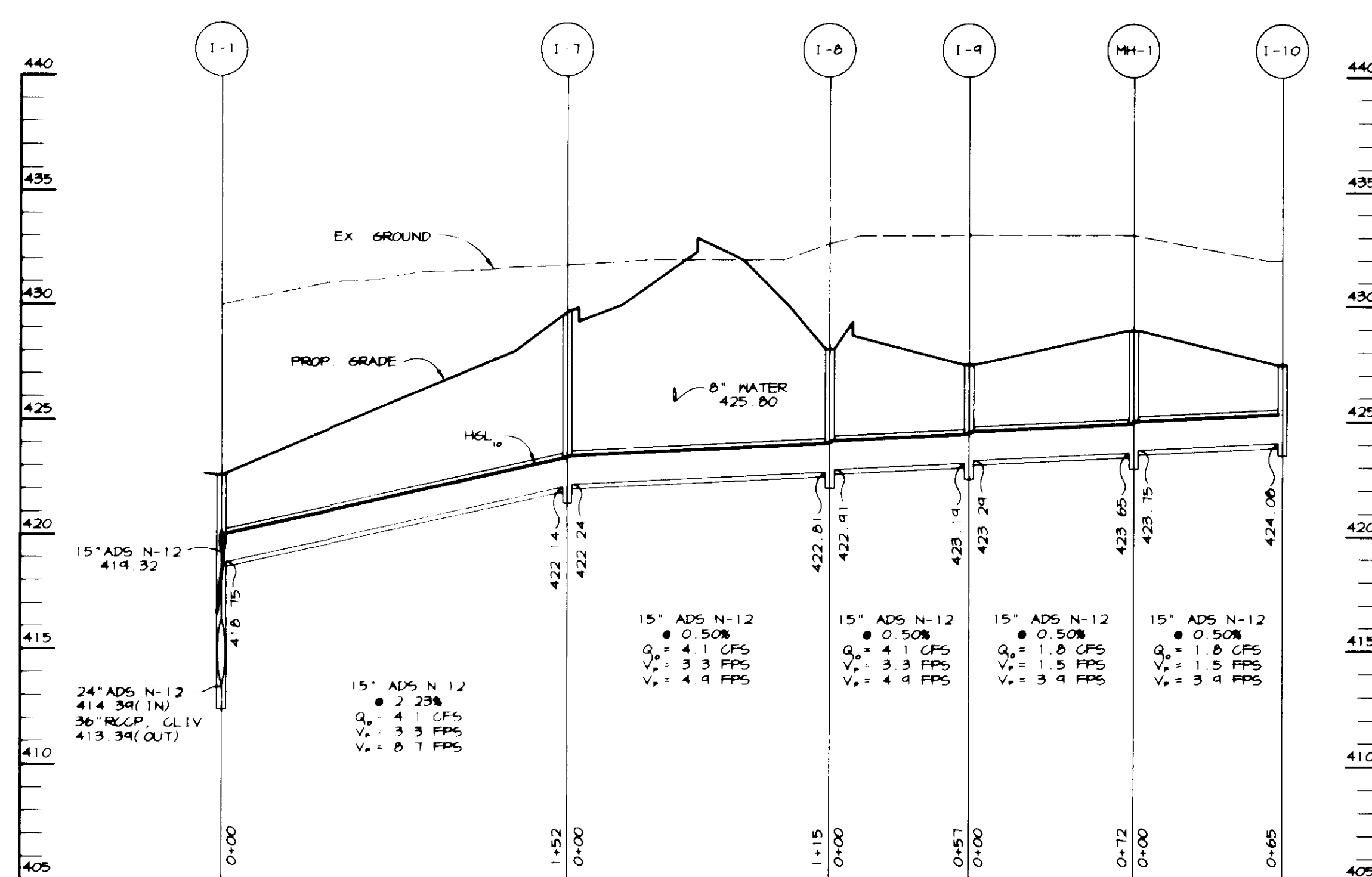
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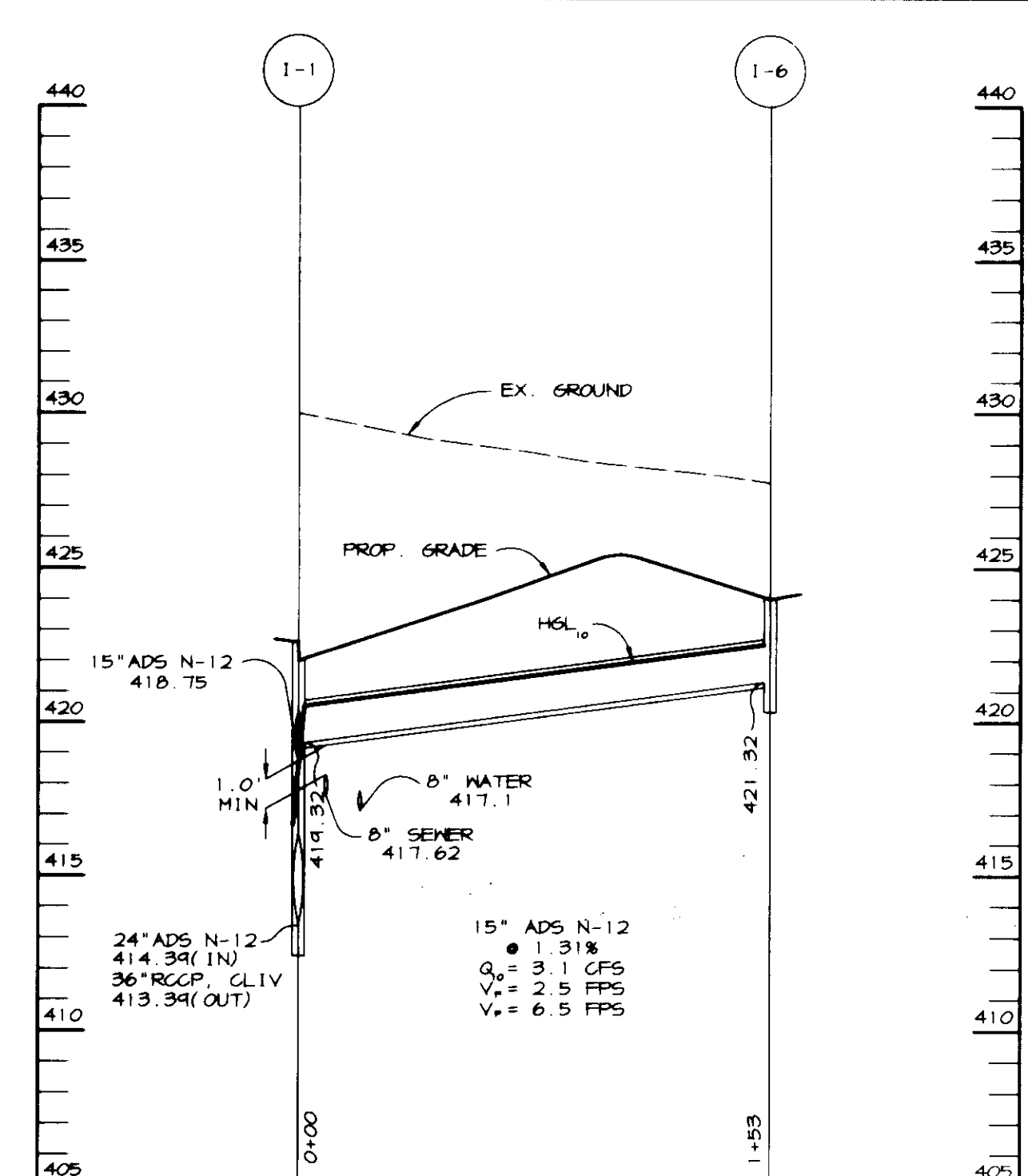
**STORM DRAIN PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



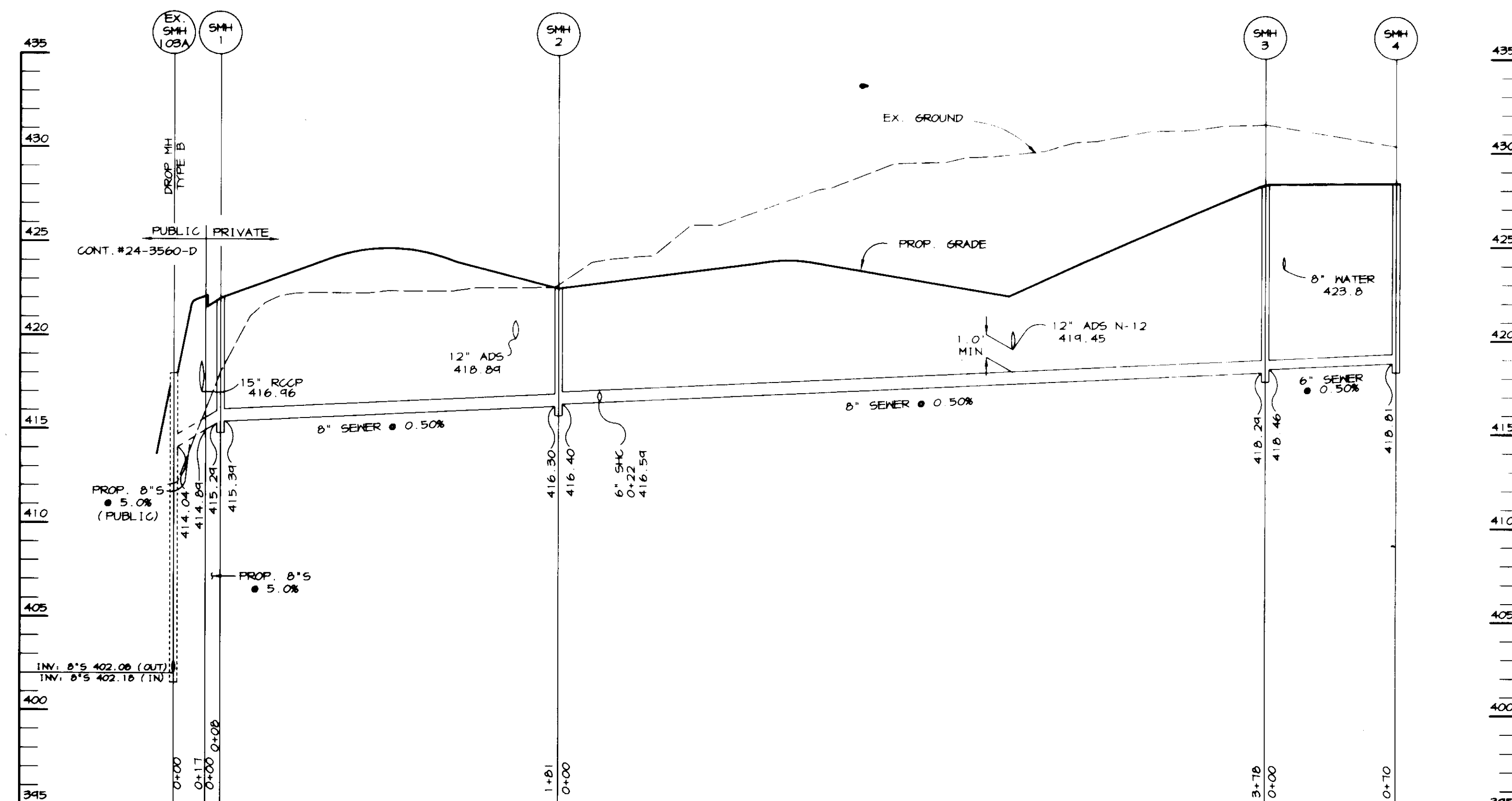
**STORM DRAIN PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



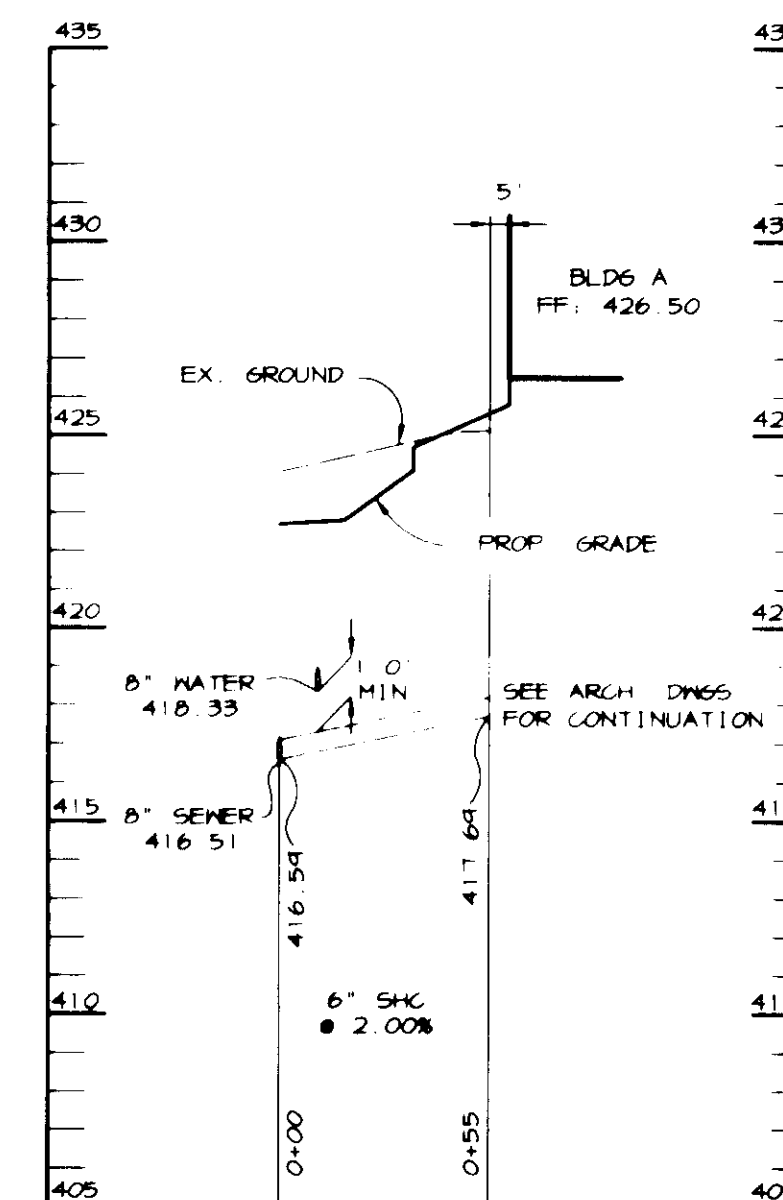
**STORM DRAIN PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



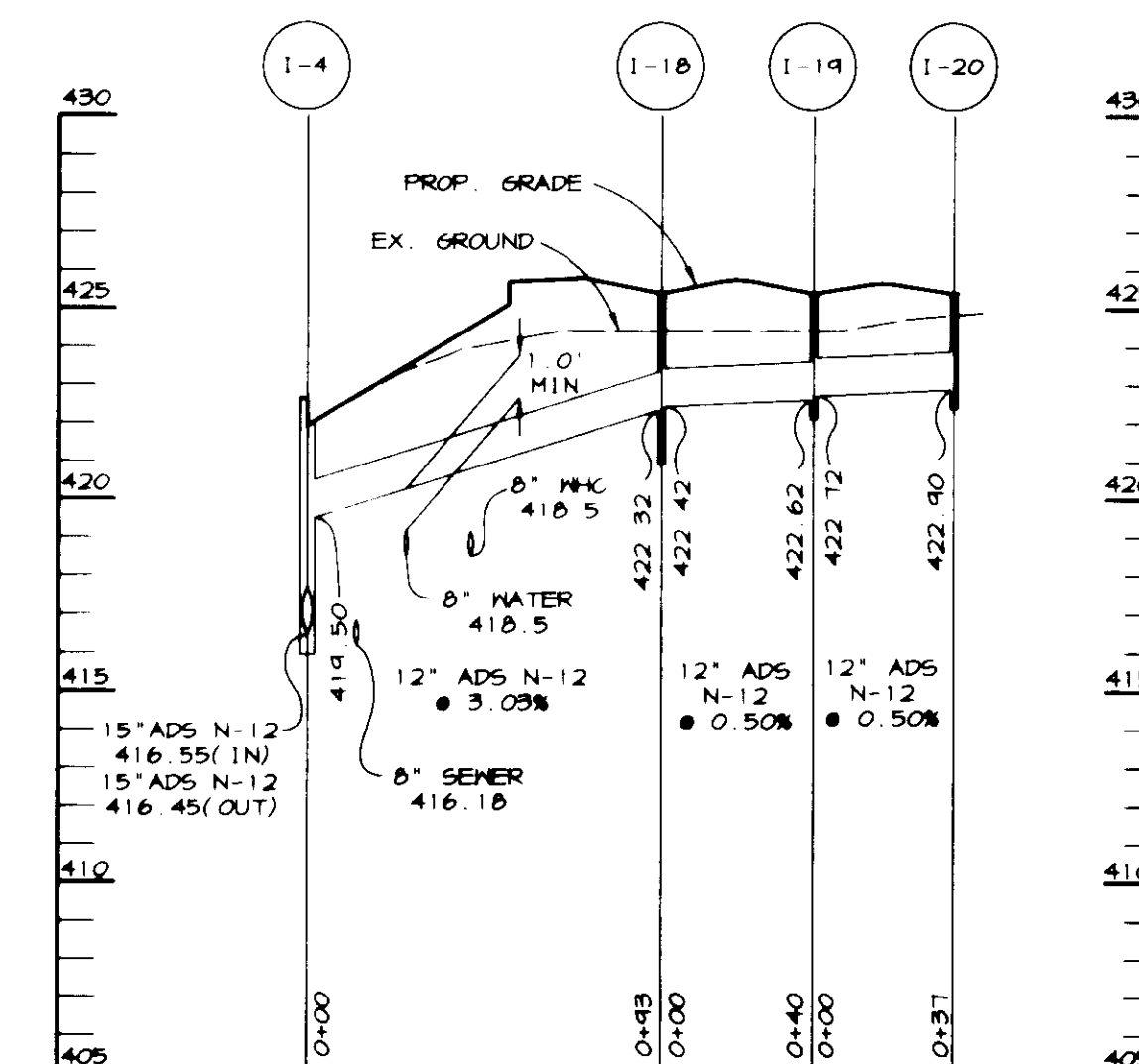
**SEWER PROFILE**

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VERT. - 1"=5'



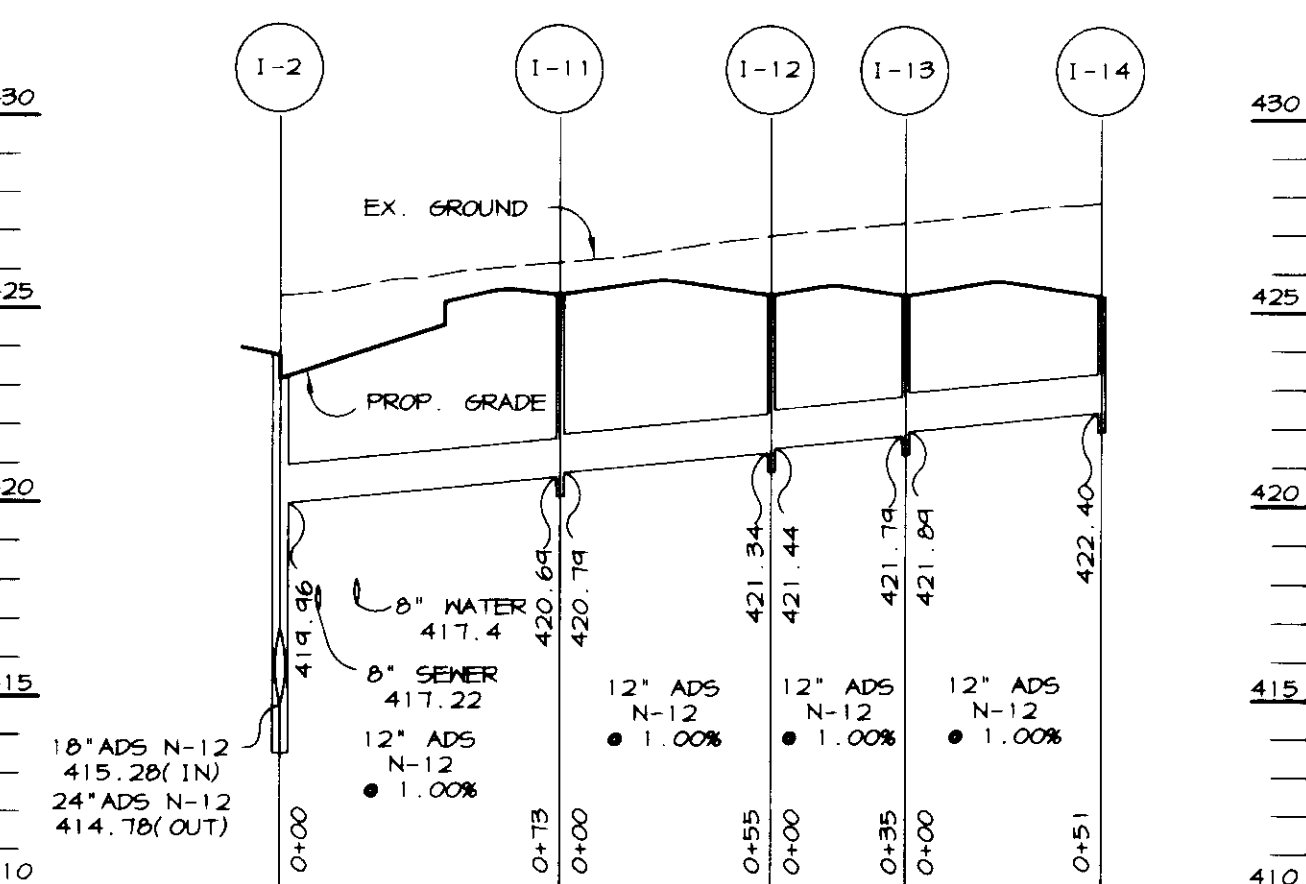
**BLDG A SHC PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



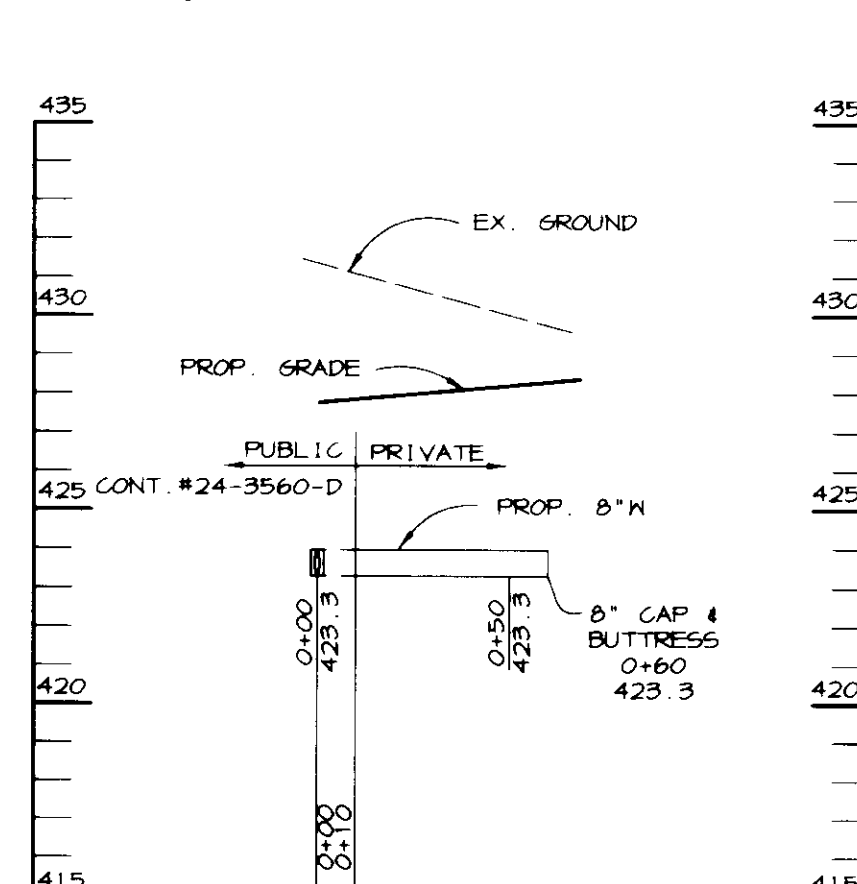
**ROOF DRAIN PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



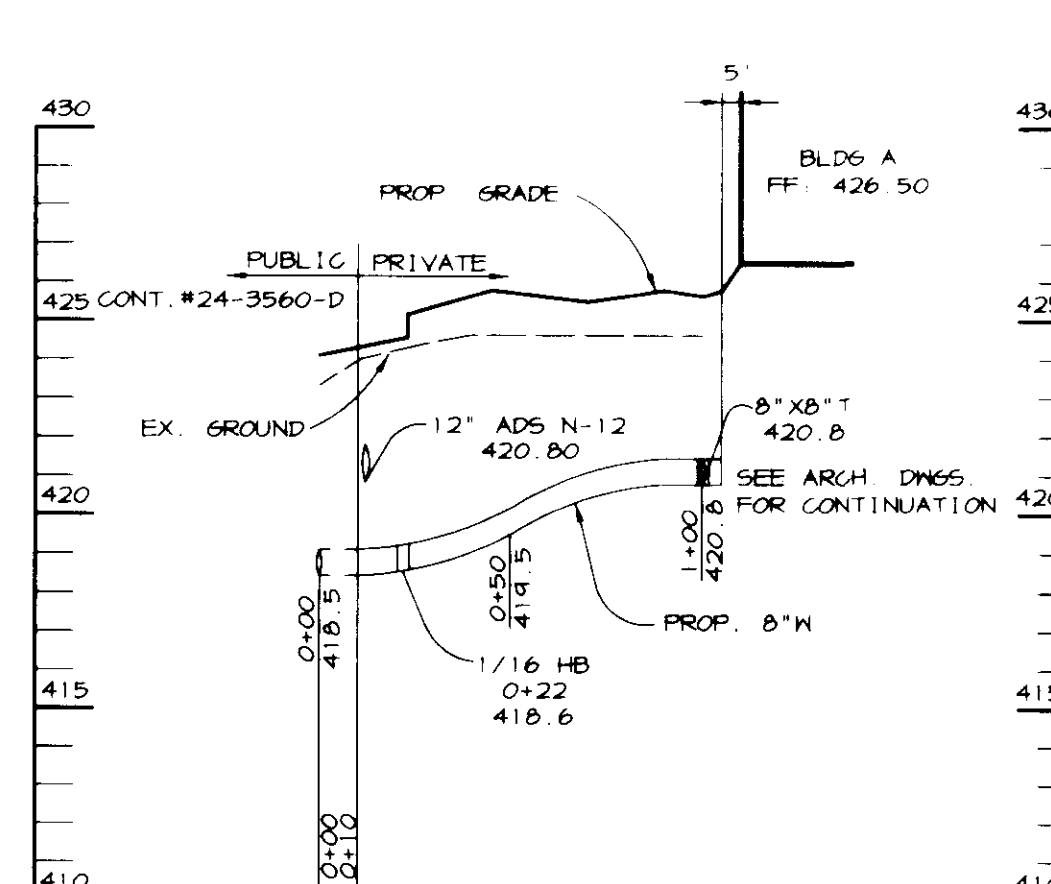
**ROOF DRAIN PROFILE**

SCALE  
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VERT. - 1"=5'



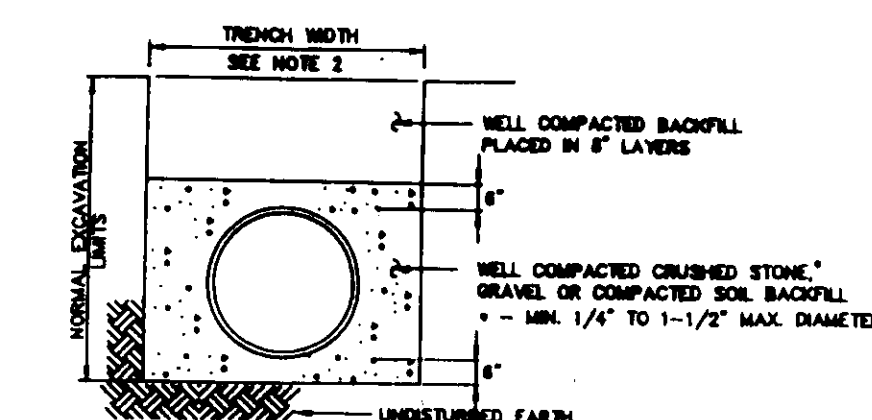
**BLDG B PAD WHC PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



**BLDG A WHC PROFILE**

SCALE  
HOR. - 1"=50'  
VERT. - 1"=5'



NOTES:  
1. WITHIN 10' ROAD FRONT OF WAY, TRENCH COMPACTOR DENSITY SHALL BE 95% AS DETERMINED BY AASHTO T-99.  
2. FOR PAY MONTHS SEE DETAIL G 2.02-A.

**TRENCH FOR ADS N-12 PIPE**

NO SCALE

**ADS N-12 PIPE**

**Applicable Specifications and Installation Guidelines**

- ASTM F 481, Standard Specification for Corrugated Polyethylene Pipe and Fittings.
- ASTM F 687, Standard Specification for Large Diameter Corrugated Polyethylene Pipe and Fittings.
- AASHTO M 362, Standard Specification for Polyethylene Corrugated Drainage Pipes.
- AASHTO M 364, Standard Specification for Corrugated Polyethylene Pipes, 12" to 36" diameter.
- ADS Installation Guidelines for Culvert and Other Heavy-Duty Drainage Applications.

ADS corrugated polyethylene pipe is a semi-rigid conduit. When properly installed, ADS pipe has excellent compressive load bearing strength. It is suitable for use under 1000 and 1800 live loads, or with 80' height in excess of 50 feet. (For 80' height greater than 80 feet, ADS engineer engineers are available for technical assistance.) To ensure maximum performance, ADS pipe should be installed in accordance with the following recommendations:

**Installation Recommendations**

- Crushed stone, gravel or compacted soil backfill material should be used as the bedding and envelope material.
- The corrugated pipe should be laid on grade, on a layer of bedding material. If bedding is used as the bedding and backfill material, it should be well compacted in six inch layers under the bedding, around the sides and above the pipe to the recommended minimum height of cover.
- Either bedding (backfill) or rigid (concrete) pavements may be laid as part of the minimum cover requirements.
- Site conditions and availability of bedding materials often dictate the type of installation method used.
- The load bearing capacity of flexible conduits is dependent on the type of bedding material used and the degree of compaction achieved. Crushed stone and gravel bedding materials typically result in a compaction level of 90-95% AASHTO standard density without compaction. When native soils are used as bedding material, a compaction level of 85% is required. This is the same minimum compaction that is recommended by all drainage pipe manufacturers and can be achieved by either hand or mechanical tamping. Two types of installations are recommended for 1-20 live loads - the heaviest legal highway loads. These are the trench and open ditch installations. The minimum height of cover recommendations are the same for both conditions.

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
COUNTY HEALTH OFFICER	DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
DIRECTOR	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
M.J.F. ASSOCIATES LIMITED PARTNERSHIP c/o MDG COMPANIES 5550 STERRETT PLACE, SUITE 312 COLUMBIA, MARYLAND 21044 (410) 730-9091		
PROJECT		
COLUMBIA 100 OFFICE RESEARCH PARK PARCEL V A HOTEL AND SITDOWN RESTAURANT		
AREA		
SECTION 1 AREA 2 PARCEL V TAX MAP NO. 30 ZONED FOR 2nd ELECTION DISTRICT HOWARD COUNTY, MD		
TITLE		
PROFILES, NOTES, AND DETAILS		

RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282		
DATE	DESIGNED BY	DRAWN BY
9/26/96	CJR	REP
PROJECT NO.	DATE	SCALE
5060/96H100	SEPTEMBER 26, 1996	AS SHOWN
JAYKANT D. PAREKH #19148		
DRAWING NO. 6 OF 9		

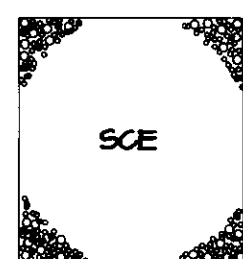


# DRAINAGE AREA DATA

STRUCTURE NO.	AREA (AC.)	% FACTOR	% IMPERVIOUS
1-1	0.81	0.69	74
1-2	0.05	0.59	60
1-3	0.15	0.59	60
1-4	0.14	0.72	79
1-5	0.40	0.78	88
1-6	0.45	0.83	96
1-7	0.05	0.46	40
1-8	0.04	0.19	0
1-9	0.40	0.68	73
1-10	0.30	0.59	60
ROOF-1	0.47	0.65	68
ROOF-2	0.28	0.76	86

ROOF-1 AND ROOF-2 AREA IS DIVIDED INTO THE ROOF LEADERS THAT ARE CAPTURED BY PLASTIC INLET SYSTEM.

## LEGEND



EX. STABILIZED CONSTRUCTION ENTRANCE  
PER GP-97-01



LIMIT OF DISTURBANCE



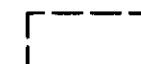
EX. SUPER SILT FENCE  
PER GP-97-01



EX. SILT FENCE  
PER GP-97-01

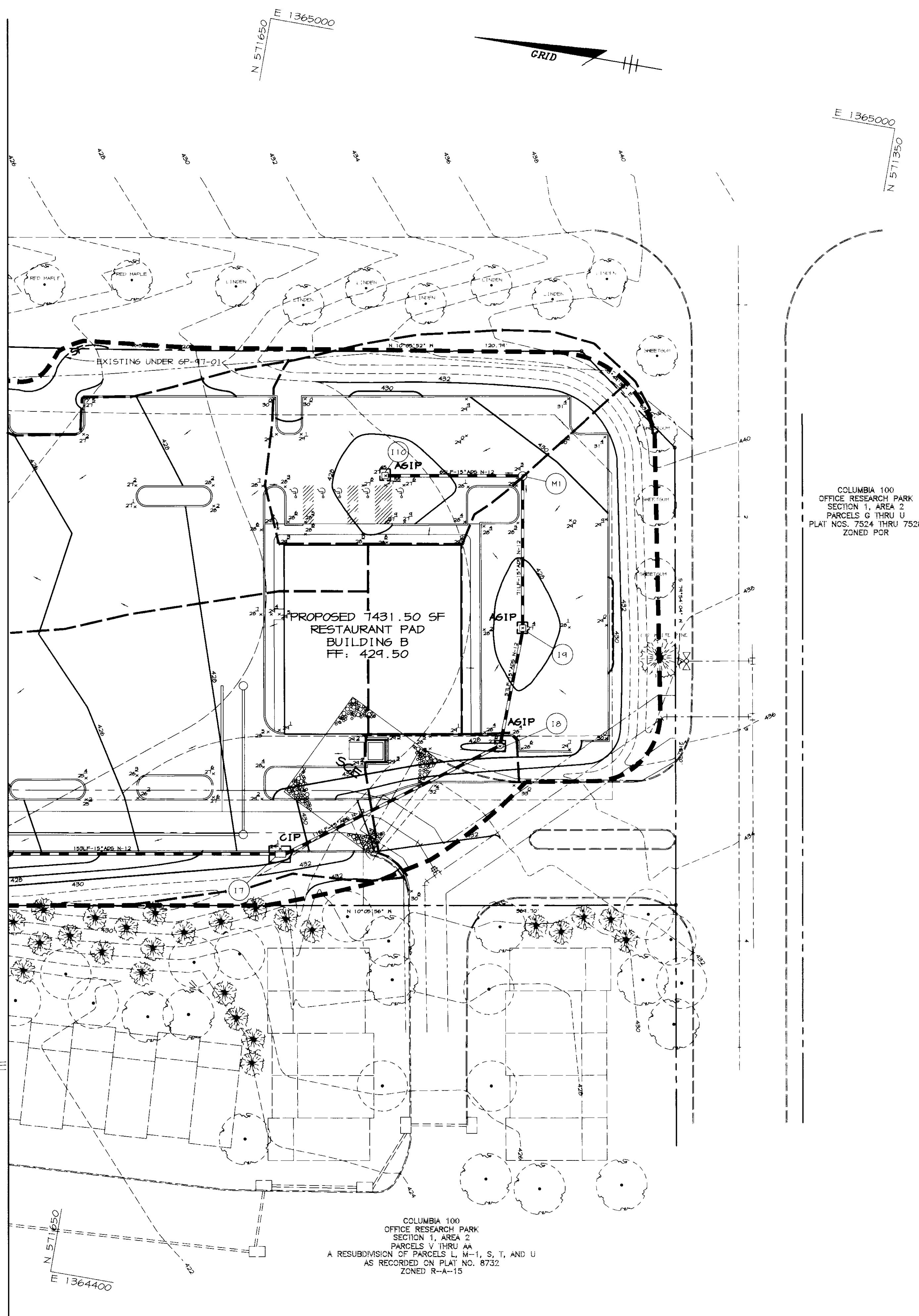


DRAINAGE AREA LINES



INLET PROTECTION

MATCH LINE - SEE SHEET 4 OF 9



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Christine J. Richards* 9-26-96  
DEVELOPER DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*J. Farrell* 9-26-96  
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*J. B. Welford* 10/2/96  
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John R. Robertson* 10/2/96  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*[Signature]* 10/15/96  
COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 10/15/96  
DIRECTOR DATE

*[Signature]* 10/15/96  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/15/96  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE NO. REVISION

OWNER / DEVELOPER  
M. J. F. ASSOCIATES LIMITED PARTNERSHIP  
c/o MD6 COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
(410) 730-9091

PROJECT  
COLUMBIA 100 OFFICE RESEARCH PARK  
PARCEL V  
A HOTEL AND SITDOWN RESTAURANT

AREA COLUMBIA 100 OFFICE RESEARCH PARK  
SECTION 1 AREA 2 PARCEL V  
TAX MAP NO. 30 ZONED FOR  
2nd ELECTION DISTRICT HOWARD COUNTY, MD

TITLE  
SEDIMENT CONTROL PLAN  
AND DRAINAGE AREA MAP

RIEMER MUEGGE & ASSOCIATES, INC.  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX : 410-997-9282

9-26-96  
DATE

DESIGNED BY : CJR

DRAWN BY : RFP

PROJECT NO. : HOCO/96H1100

DATE : SEPTEMBER 26, 1996

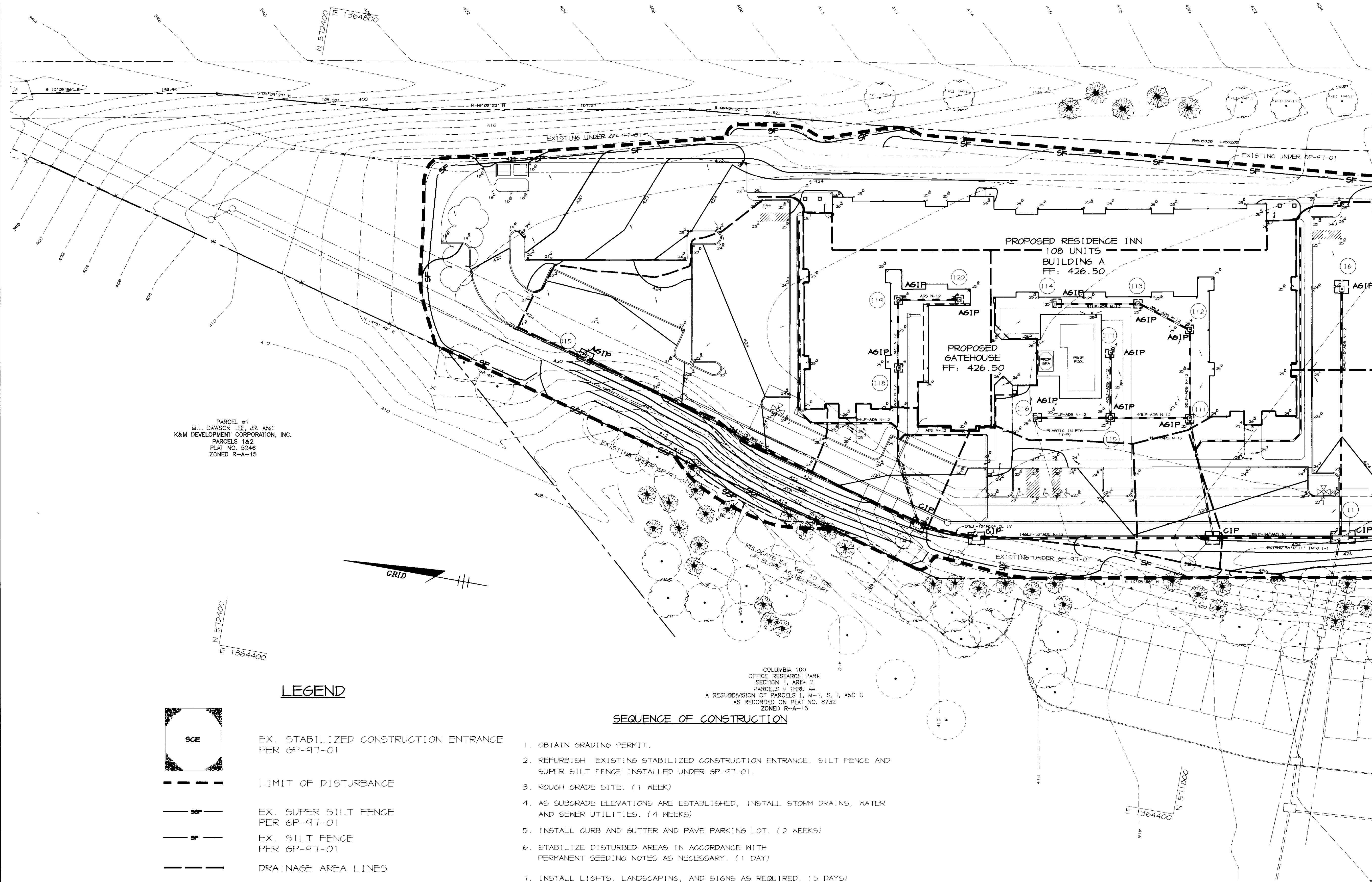
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DRAWING NO. 5 OF 9

J. Farrell  
JAYKANT D. PAREKH #19148

SDP-97-02

# MARYLAND ROUTE 100



PARCEL #1  
H.L. DAWSON, JR. AND  
K&M DEVELOPMENT CORPORATION, INC.  
PARCELS 1&2  
PLAT NO. 5246  
ZONED R-A-15

COLUMBIA 100  
OFFICE RESEARCH PARK  
SECTION 1, AREA 2  
PARCELS V THRU AA  
A RESUBDIVISION OF PARCELS I, W-1, S, T, AND U  
AS RECORDED ON PLAT NO. 8732  
ZONED R-A-15

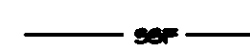
## LEGEND



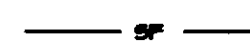
EX. STABILIZED CONSTRUCTION ENTRANCE  
PER GP-97-01



LIMIT OF DISTURBANCE



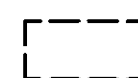
EX. SUPER SILT FENCE  
PER GP-97-01



EX. SILT FENCE  
PER GP-97-01



DRAINAGE AREA LINES



INLET PROTECTION

## SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. REFURBISH EXISTING STABILIZED CONSTRUCTION ENTRANCE. SILT FENCE AND SUPER SILT FENCE INSTALLED UNDER GP-97-01.
3. ROUGH GRADE SITE. (1 WEEK)
4. AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL STORM DRAINS, WATER AND SEWER UTILITIES. (4 WEEKS)
5. INSTALL CURB AND GUTTER AND PAVE PARKING LOT. (2 WEEKS)
6. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES AS NECESSARY. (1 DAY)
7. INSTALL LIGHTS, LANDSCAPING, AND SIGNS AS REQUIRED. (5 DAYS)
8. UPON APPROVAL OF THE HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL REMAINING AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (3 DAYS)

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Christine L. Richards* 9/26/96  
DEVELOPER DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*J. L. Smith* 9/26/96  
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*J. G. Warfield* 10/2/96  
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John R. Robinson* 10/2/96  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David L. Wright* 10/10/96  
DIRECTOR DATE

*John D. Dammann* 10/3/96  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Richard Blood* 10/15/96  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE NO. REVISION

OWNER / DEVELOPER  
M.J.F. ASSOCIATES LIMITED PARTNERSHIP  
c/o MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
(410) 730-9091

PROJECT  
COLUMBIA 100 OFFICE RESEARCH PARK  
PARCEL V  
A HOTEL AND SITDOWN RESTAURANT

AREA COLUMBIA 100 OFFICE RESEARCH PARK  
SECTION 1 AREA 2 PARCEL V  
TAX MAP NO. 30 ZONED FOR  
2nd ELECTION DISTRICT HOWARD COUNTY, MD

TITLE SEDIMENT CONTROL PLAN  
AND DRAINAGE AREA MAP

RIEMER MUEGGE & ASSOCIATES, INC.  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX : 410-997-9282

9/26/96  
DATE

DESIGNED BY : C.J.R.

DRAWN BY : RPP

PROJECT NO. : HOCO/96H1100  
SDP4.DWG

DATE : SEPTEMBER 26, 1996

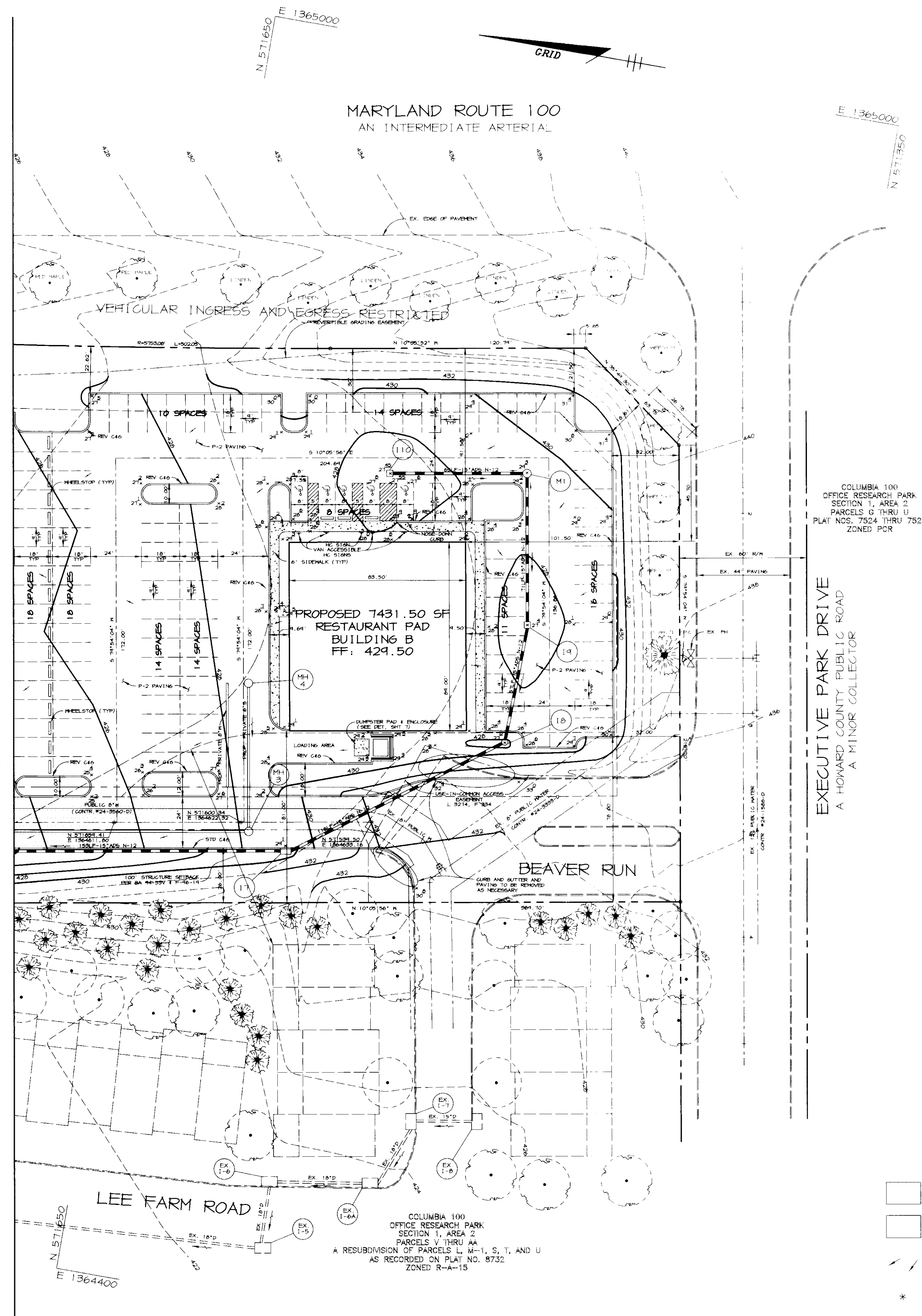
SCALE : 1"=30'

DRAWING NO. 4 OF 9

JAYKANT D. PAREKH #19148

SDP - 97-02

MATCH LINE - SEE SHEET 2 OF 9



COLUMBIA 100  
OFFICE RESEARCH PARK  
SECTION 1, AREA 2  
PARCELS Q THRU U  
PLAT NCS, 7524 THRU 7526  
ZONED PCR

EXECUTIVE PARK DRIVE  
A HOWARD COUNTY PUBLIC ROAD  
A MINOR COLLECTOR

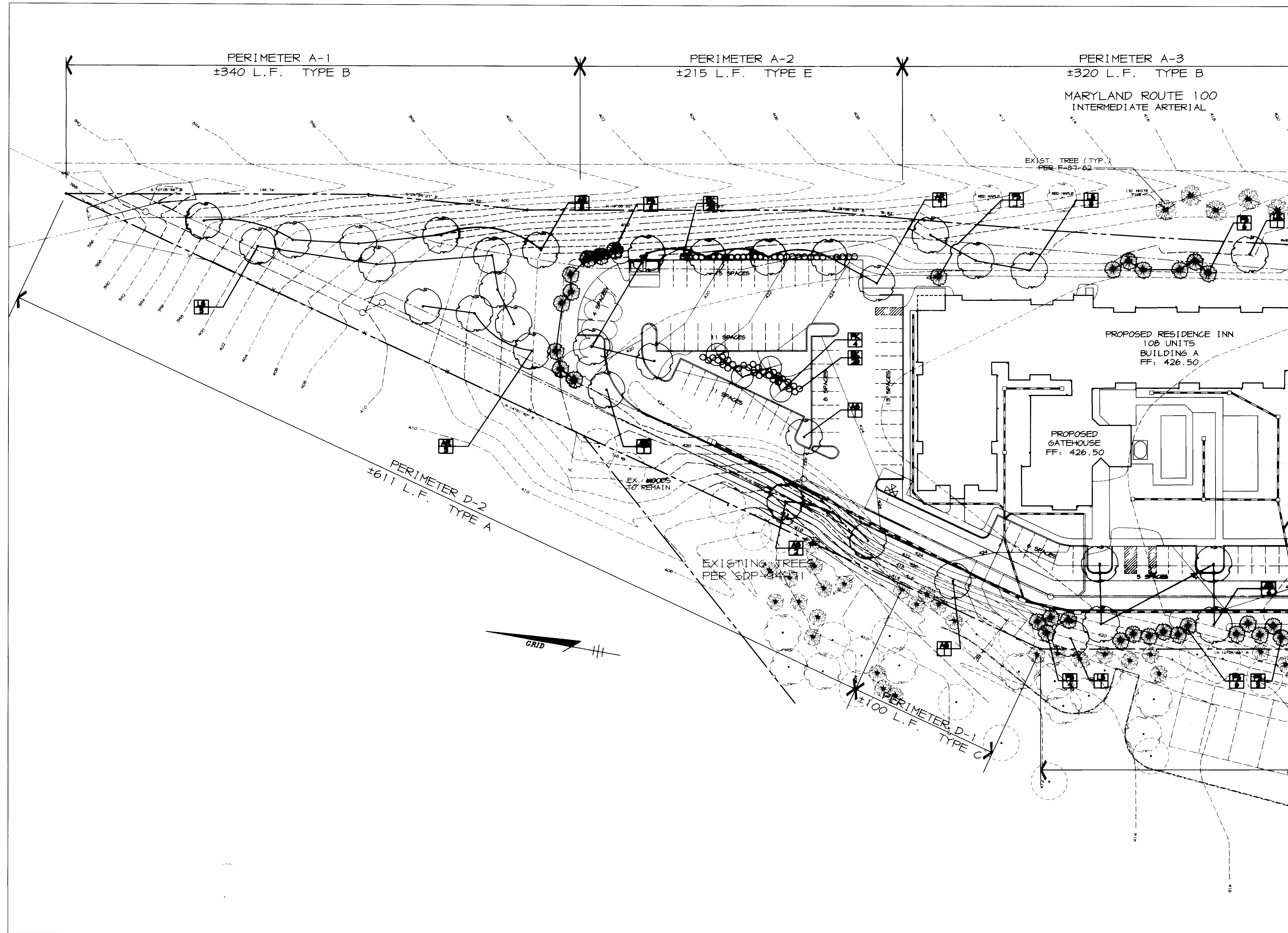
- NOTES:
1. ALL LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES.
  2. ALL CURB RADII ARE 5' UNLESS OTHERWISE INDICATED.

LEGEND

- P-3 PAVING
- P-2 PAVING
- DIRECTION OF FLOW
- STANDARD/REVERSE CURB & GUTTER TRANSITION
- DOWNSPOUT

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
COUNTY HEALTH OFFICER	DATE 11-15-96
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
DIRECTOR	DATE 10/15/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/3/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE 10/25/96
DATE NO. REVISION	
OWNER / DEVELOPER M. J. F. ASSOCIATES LIMITED PARTNERSHIP c/o MDG COMPANIES 5550 STERRETT PLACE, SUITE 312 COLUMBIA, MARYLAND 21044 (410) 730-9091	
PROJECT COLUMBIA 100 OFFICE RESEARCH PARK PARCEL V A HOTEL AND SITDOWN RESTAURANT	
AREA COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1 AREA 2 PARCEL V TAX MAP NO. 30 ZONED FOR 2nd ELECTION DISTRICT HOWARD COUNTY, MD	
TITLE SITE DEVELOPMENT PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282	
DATE 9.26.96	DESIGNED BY : CJR
	DRAWN BY : RFP
	PROJECT NO : HOCO/96H100 SDP3.DWG
	DATE : SEPTEMBER 26, 1996
	SCALE : 1"=30'
J. Parekh JAYKANT D. PAREKH #19148	DRAWING NO. 3 OF 9





MATCH LINE - SEE SHEET 8

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.										
<i>[Signature]</i> COUNTY HEALTH OFFICER	10-15-96 DATE									
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.										
<i>[Signature]</i> DIRECTOR	10/15/96 DATE									
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/15/96 DATE									
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/15/96 DATE									
DATE	REVISION									
OWNER / DEVELOPER M.J.F. ASSOCIATES LIMITED PARTNERSHIP C/O MDG COMPANIES 5550 STERRETT PLACE, SUITE 312 COLUMBIA, MARYLAND 21044 (410) 730-9091										
PROJECT COLUMBIA 100 OFFICE RESEARCH PARK PARCEL V A HOTEL AND SITDOWN RESTAURANT										
AREA COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1 AREA 2 PARCEL V TAX MAP NO. 30 ZONED FOR 2nd ELECTION DISTRICT HOWARD COUNTY, MD										
TITLE LANDSCAPE PLAN										
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX: 410-997-9282										
	<table border="1"> <tr> <td>7-3-96</td> <td>SDP-97-01</td> <td>SDP-97-02</td> </tr> <tr> <td>DESIGNED BY: LOH</td> <td>DRAWN BY: CAK</td> <td>PROJECT NO: HOCO/96H100</td> </tr> <tr> <td>DATE: SEPTEMBER 26, 1996</td> <td>SCALE: 1" = 30'</td> <td>DRAWING NO. 9 OF 9</td> </tr> </table>	7-3-96	SDP-97-01	SDP-97-02	DESIGNED BY: LOH	DRAWN BY: CAK	PROJECT NO: HOCO/96H100	DATE: SEPTEMBER 26, 1996	SCALE: 1" = 30'	DRAWING NO. 9 OF 9
7-3-96	SDP-97-01	SDP-97-02								
DESIGNED BY: LOH	DRAWN BY: CAK	PROJECT NO: HOCO/96H100								
DATE: SEPTEMBER 26, 1996	SCALE: 1" = 30'	DRAWING NO. 9 OF 9								

SDP-97-02